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Signet Square  
CV2 4NZ

# Signet Square

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Nestled in the vibrant Signet Square area of Coventry, this newly built second-floor apartment offers a perfect blend of modern living and convenience. Ideal for professionals or students, the property is just a short stroll from both Coventry University and the bustling city centre, making it an excellent choice for those seeking easy access to local amenities and transport links.

The apartment boasts a spacious open-plan lounge and kitchen diner, creating a welcoming space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for comfortable living. The family bathroom is thoughtfully designed, ensuring functionality and style.

This fully furnished apartment is ready for you to move in and make it your own. Additional features include a secure entry phone system, providing peace of mind, and allocated parking for one vehicle, a rare find in such a central location.

Whether you are looking to invest or seeking a new home, this apartment presents an excellent opportunity in Coventry's thriving market. Don't miss the chance to view this delightful property.

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selling quality  
property since 1995





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## Dimensions

Entrance

Entrance Hallway

Open plan lounge

Kitchen

Master Bedroom

Bedroom Two

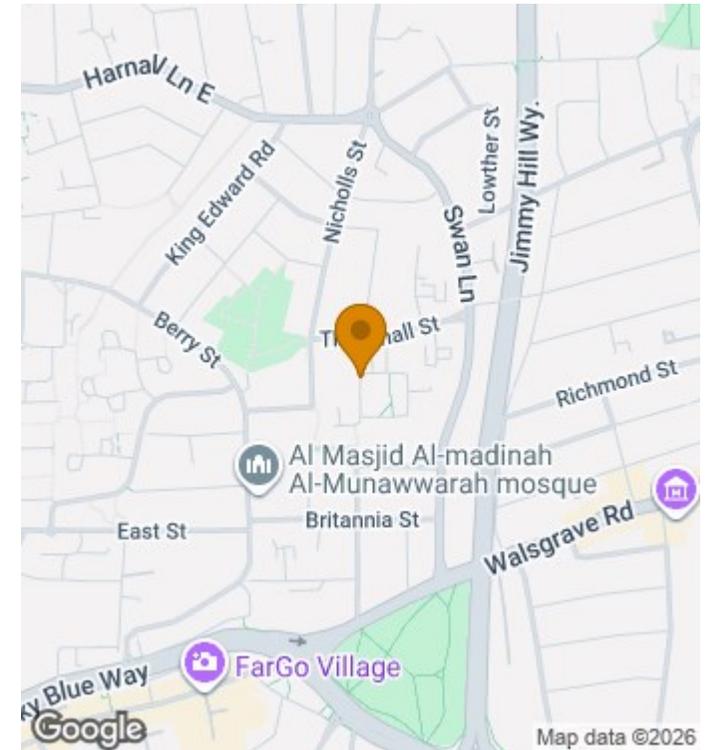
Bathroom

Allocated Parking



# Floor Plan

# Location Map



Total area: 0.00 sq ft

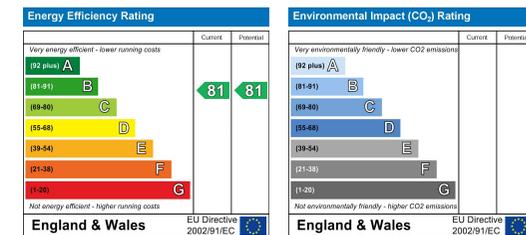
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## EPC



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